

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JANUARY 3, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17697

SDR-17698 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Site Development Plan Review of A 32 LOT RESIDENTIAL SUBDIVISION on 10.30 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Street (APN 125-26-801-012 and 125-26-802-014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend DENIAL.

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 12-07-06 Planning Commission Meeting Item 13

Motion made by STEVEN D. ROSS to Approve Subject to Conditions , amending Conditions 4, 5 and 7 and adding the following conditions as read for the record:

4. All development shall be in conformance with the landscape plan date stamped 12/26/06, building elevations and floor plans date stamped 10/23/06, and the site plan date stamped 12/21/06, except as amended by conditions herein.

5. The standards for this development shall include a minimum lot size of 7,414 square feet and building height shall not exceed two stories or 35 feet, whichever is less. Lots 5-7, 9-12, 14, 16-20, 29-32 shall be limited to single story.

7. Lots 8, 9, 30 and 31 as shown on the submitted site plan dated 12/21/06 will have front setbacks of 19 feet.

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A. Wall heights shall be as follows: Eight foot high screen wall along the boundary with the lot to the north (APN: 125-26-802-011). Eight foot high screen wall along the following lots: 1) APNs: 125-26-801-003; 125-26-801-004; 125-26-801-005; 125-26-801-006; 125-26-801-007; and 125-26-801-008. Six foot high wall along lot 125-26-801-011.

B. Declarant shall provide access through the proposed development Open Space tract, as shown on site plan date stamped 12/21/06, for the purposes of servicing the existing well located a the rear of APN: 125-26-801-003. Access is to be granted to the owners who benefit from the use of said community well.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 106 for related discussion and backup.

